

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
INCOME						
TENANT INCOME						
Rental Income						
Tenant Rent	138,196.00	278.62	0.00	276,873.00	279.11	0.00
Total Rental Income	138,196.00	278.62	0.00	276,873.00	279.11	0.00
Other Tenant Income						
Laundry and Vending	6,507.53	13.12	0.00	6,507.53	6.56	0.00
NSF Charges	0.00	0.00	0.00	50.00	0.05	0.00
Tenant Owned / Excess Utilities	180.00	0.36	0.00	180.00	0.18	0.00
Other Misc. Tenant Charges	205.00	0.41	0.00	370.00	0.37	0.00
Total Other Tenant Income	6,892.53	13.90	0.00	7,107.53	7.16	0.00
NET TENANT INCOME	145,088.53	292.52	0.00	283,980.53	286.27	0.00
GRANT INCOME						
HUD PHA Operating Grants/Subsidy	122,694.00	247.37	0.00	245,387.00	247.37	0.00
TOTAL GRANT INCOME	122,694.00	247.37	0.00	245,387.00	247.37	0.00
OTHER INCOME						
Interest Income	1,040.64	2.10	0.00	1,309.71	1.32	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	7,604.80	7.67	0.00
HCDC - Management Services Income	7,215.08	14.55	0.00	14,437.85	14.55	0.00
Property Mgmt Fee Income	38,972.49	78.57	0.00	71,281.29	71.86	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	9,920.00	10.00	0.00
Bookkeeping Fee Income	4,834.80	9.75	0.00	9,662.10	9.74	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	478.93	0.97	0.00	957.86	0.97	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10	96.00	0.19	0.00	192.00	0.19	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 1	24.00	0.05	0.00	48.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 1I	500.00	1.01	0.00	1,000.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	8,785.66	8.86	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	0.00	0.00	0.00	159.76	0.16	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	13,333.34	13.44	0.00
Prog Mgmt Fee Inc - SB Admin 10%	1,357.50	2.74	0.00	2,715.00	2.74	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	22,610.66	22.79	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	6,311.20	6.36	0.00
Maintenance Fee For Service Income	9,822.93	19.80	0.00	18,516.46	18.67	0.00
Caring Licensing Fee	3,450.17	6.96	0.00	3,450.17	3.48	0.00
Miscellaneous Other Income	1,569.32	3.16	0.00	2,643.32	2.66	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	10,000.00	10.08	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	6,000.00	6.05	0.00
Misc Income-Antenna Rental	4,789.27	9.66	0.00	9,578.54	9.66	0.00
TOTAL OTHER INCOME	116,433.96	234.75	0.00	220,517.72	222.30	0.00
TOTAL INCOME	384,216.49	774.63	0.00	749,885.25	755.93	0.00
EXPENSES						
ADMINISTRATIVE						
Administrative Salaries						
Administrative Salaries	55,122.29	111.13	0.00	109,623.40	110.51	0.00
Employee Benefit-Health/Dental/Eye	5,368.21	10.82	0.00	10,231.05	10.31	0.00
Total Administrative Salaries	60,490.50	121.96	0.00	119,854.45	120.82	0.00
Legal Expense						
Credit/Criminal Background Checks	195.52	0.39	0.00	300.52	0.30	0.00
General Legal Expense	7,296.50	14.71	0.00	14,322.00	14.44	0.00
Total Legal Expense	7,492.02	15.10	0.00	14,622.52	14.74	0.00
Other Admin Expenses						
Staff Training	-567.00	-1.14	0.00	-567.00	-0.57	0.00
Staff Travel	2,745.88	5.54	0.00	3,984.43	4.02	0.00
Accounting Fees	3,800.00	7.66	0.00	3,800.00	3.83	0.00
Auditing Fees	1,915.35	3.86	0.00	3,830.70	3.86	0.00
Licenses/Fees/Permits	3,107.00	6.26	0.00	3,107.00	3.13	0.00
Office Rent	1,800.00	3.63	0.00	3,600.00	3.63	0.00
Professional Fees/Services	245.00	0.49	0.00	705.00	0.71	0.00
Total Other Admin Expenses	13,046.23	26.30	0.00	18,460.13	18.61	0.00
Miscellaneous Admin Expenses						
Publications/Subscriptions	7.00	0.01	0.00	412.50	0.42	0.00
Telephone	1,996.50	4.03	0.00	3,106.20	3.13	0.00
Office Supplies	535.35	1.08	0.00	1,833.39	1.85	0.00
Copier and Supplies	509.27	1.03	0.00	1,768.57	1.78	0.00
Cell Phones/Pagers	1,909.22	3.85	0.00	3,136.14	3.16	0.00
Payroll Services	457.46	0.92	0.00	898.94	0.91	0.00
Postage/Express	3,657.65	7.37	0.00	3,657.65	3.69	0.00
Legal Ads	672.56	1.36	0.00	1,062.32	1.07	0.00
Internet	926.25	1.87	0.00	2,245.88	2.26	0.00
Answering Service/Voicemail	341.96	0.69	0.00	726.69	0.73	0.00
Employee Services	0.00	0.00	0.00	-314.00	-0.32	0.00
Sponsorships	995.00	2.01	0.00	995.00	1.00	0.00
Bank/Credit Card Fees	95.92	0.19	0.00	181.38	0.18	0.00
Cable TV	96.83	0.20	0.00	220.64	0.22	0.00
Computer Software	0.00	0.00	0.00	115.00	0.12	0.00
Computer/IT Support Expense	3,624.75	7.31	0.00	9,202.82	9.28	0.00
Computer System Support	2,120.54	4.28	0.00	4,241.08	4.28	0.00
Caring, Inc. misc	-6.29	-0.01	0.00	186.87	0.19	0.00
HCPM - Mgmt Fee Expense	2,062.78	4.16	0.00	4,074.91	4.11	0.00
Property Mgmt Fee Expense	25,779.73	51.98	0.00	58,088.53	58.56	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	9,920.00	10.00	0.00
Bookkeeping Fee Expense	4,107.50	8.28	0.00	7,707.50	7.77	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10	478.93	0.97	0.00	957.86	0.97	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	192.00	0.19	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	48.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Rent	0.00	0.00	0.00	500.00	0.50	0.00
HCPM-Contract - Fee For Service Expense	6,058.00	12.21	0.00	12,135.50	12.23	0.00
Total Miscellaneous Admin Expenses	61,506.91	124.01	0.00	127,301.37	128.33	0.00
TOTAL ADMINISTRATIVE EXPENSES	142,535.66	287.37	0.00	280,238.47	282.50	0.00
TENANT SERVICES						
Tenant Svcs - Tenant Participation	5,228.55	10.54	0.00	5,228.55	5.27	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	4,331.67	4.37	0.00
TOTAL TENANT SERVICES EXPENSES	7,300.38	14.72	0.00	9,560.22	9.64	0.00
UTILITY EXPENSES						
Water & Sewer	27,196.50	54.83	0.00	54,443.16	54.88	0.00
Electricity	19,316.25	38.94	0.00	49,555.28	49.95	0.00

Electricity-Vacant Units	0.00	0.00	0.00	119.05	0.12	0.00
Gas	4,418.79	8.91	0.00	9,689.71	9.77	0.00
TOTAL UTILITY EXPENSES	50,931.54	102.68	0.00	113,807.20	114.72	0.00

MAINTENANCE EXPENSES

General Maint Expense						
Maintenance Fee For Service Expense	9,636.19	19.43	0.00	18,159.28	18.31	0.00
Maintenance Salaries	19,255.50	38.82	0.00	38,326.98	38.64	0.00
Maintenance Labor Overtime	3,861.62	7.79	0.00	6,232.20	6.28	0.00
Employee Benefit-Health/Dental/Eye	1,708.50	3.44	0.00	3,029.37	3.05	0.00
Total General Maint Expense	34,461.81	69.48	0.00	65,747.83	66.28	0.00
Materials						
Materials-Electrical	408.73	0.82	0.00	439.07	0.44	0.00
Materials-Plumbing	270.18	0.54	0.00	1,246.26	1.26	0.00
Materials-Heating	361.98	0.73	0.00	2,529.25	2.55	0.00
Materials-Flooring	859.54	1.73	0.00	859.54	0.87	0.00
Materials-Paint	67.19	0.14	0.00	259.33	0.26	0.00
Materials-Janitorial/Cleaning	0.00	0.00	0.00	2,087.10	2.10	0.00
Materials-Lumber	0.00	0.00	0.00	67.45	0.07	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	964.10	0.97	0.00
Materials-Grounds	4,659.99	9.40	0.00	4,959.99	5.00	0.00
Materials-Miscellaneous	459.61	0.93	0.00	459.61	0.46	0.00
Materials-Equipment Repairs	1,035.97	2.09	0.00	2,848.78	2.87	0.00
Materials-Safety Equipment	7,075.48	14.27	0.00	7,075.48	7.13	0.00
Materials-Hardware	40.97	0.08	0.00	425.19	0.43	0.00
Materials-Glass/Screens	2,268.00	4.57	0.00	10,732.10	10.82	0.00
Materials-Doors / Keys	0.00	0.00	0.00	3,310.80	3.34	0.00
Materials-Drywall/Plaster	0.00	0.00	0.00	70.59	0.07	0.00
Materials-Tools	70.23	0.14	0.00	100.54	0.10	0.00
Total Materials	17,577.87	35.44	0.00	38,435.18	38.75	0.00
Contract Costs						
Contract-Elevator Monitoring	12,065.67	24.33	0.00	21,763.31	21.94	0.00
Contract-Trash Removal	3,680.08	7.42	0.00	7,901.49	7.97	0.00
Contract-Extermination/Pest Control	1,382.00	2.79	0.00	2,087.00	2.10	0.00
Contract-Extermination/Bed Bug	125.00	0.25	0.00	900.00	0.91	0.00
Contract-Grounds	4,658.00	9.39	0.00	11,620.86	11.71	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	1.98	0.00
Contract-Alarm System Monitoring	225.00	0.45	0.00	225.00	0.23	0.00
Contract-Electrical	7,539.00	15.20	0.00	1,000.00	1.01	0.00
Contract-Plumbing	5,519.82	11.13	0.00	5,519.82	5.56	0.00
Contract-Roofing	0.00	0.00	0.00	1,200.00	1.21	0.00
Contract-Painting	0.00	0.00	0.00	1,600.00	1.61	0.00
Total Contract Costs	35,194.57	70.96	0.00	55,779.48	56.23	0.00
TOTAL MAINTENANCE EXPENSES	87,234.25	175.88	0.00	159,962.49	161.25	0.00

GENERAL EXPENSES

Insurance	18,184.38	36.66	0.00	34,997.96	35.28	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	14,090.88	14.20	0.00
Employee Benefits-Health/Dental/Optical	1,156.44	2.33	0.00	2,670.13	2.69	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	17,358.34	17.50	0.00
Employer Tax Expense	6,293.88	12.69	0.00	11,668.72	11.76	0.00
Security/Lease Enforcement Fee For Service	1,785.01	3.60	0.00	3,570.01	3.60	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	6,311.20	6.36	0.00
TOTAL GENERAL EXPENSES	46,299.92	93.35	0.00	90,667.24	91.40	0.00

HOUSING ASSISTANCE PAYMENTS

URP-PH-Tenant Utility Reimbursement-Public H	145.00	0.29	0.00	321.00	0.32	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	145.00	0.29	0.00	321.00	0.32	0.00

FINANCING EXPENSE

Interest Expense - Energy Performance Contrac	2,236.39	4.51	0.00	4,696.10	4.73	0.00
TOTAL FINANCING EXPENSES	2,236.39	4.51	0.00	4,696.10	4.73	0.00

TOTAL EXPENSES

336,683.14	678.80	0.00	659,252.72	664.57	0.00
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NET INCOME

47,533.35	95.83	0.00	90,632.53	91.36	0.00
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CASH

Cash - General Fund	236,413.73
Cash - Central Office	583,171.83
Cash - Payroll	28,306.95
Cash - Rental	51,783.76
Cash - Sun Bank	61,992.54
Cash - Century Savings Bank	613,107.09
Interprogram-Due From Section 8	(11,736.32)